



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 17, 2015


The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

25 November 17, 2015

  
PATRICK OZAWA  
ACTING EXECUTIVE OFFICER

### CONSTRUCTION RELATED CONTRACT EASTLAKE SITE FEASIBILITY STUDY AWARD CONTRACT - SPECS. 7320 (FIRST SUPERVISORIAL DISTRICT) (3 VOTES)

#### **SUBJECT**

Approval of the recommended actions will authorize the Director of Public Works to award a construction contract for the Eastlake Site Feasibility Study.

#### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the recommended actions are exempt from the California Environmental Quality Act for the reasons stated in this letter and the record of the project.
2. Authorize the Director of Public Works to utilize a Board-approved as-needed architectural engineering contract with Johnson Fain to provide the Eastlake Site Feasibility Study for a not-to-exceed cost of \$970,000.
3. Approve the total estimated budget of \$1,438,000 for the Eastlake Site Feasibility Study.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will authorize the Department of Public Works to proceed with the Eastlake Site Feasibility Study.

## Background

Central Juvenile Hall is located in the City of Los Angeles on a County-owned 22-acre lot, which also encompasses the Eastlake Juvenile Courthouse, a County-owned building. The facilities comprising the Central Juvenile Hall are over 50 years old, with the exception of the two 120-bed housing units, and a parking structure which were added in 2004. Built in 1954, the Eastlake Juvenile Courthouse is also in need of an upgrade or replacement. The Judicial Council of California, which manages maintenance, renovations, new court construction, and real estate for trial and appellate courts statewide, has been searching for a site to acquire for construction of a proposed new Eastlake Juvenile Courthouse.

The 2013-14 County of Los Angeles Civil Grand Jury Final Report released in July 2014, contained a recommendation to raze all buildings at the Eastlake site and to construct a modern facility, in tandem with the on-site construction of the new Eastlake Juvenile Courthouse. The report cited \$90,312,000 has been secured, as reported by the Administrative Office of the Courts, to fund the site acquisition and construction of the replacement Eastlake Juvenile Courthouse.

Around the same time as the release of the Report, the County was in discussions with the AOC and the Los Angeles Superior Courts on the feasibility of a proposed joint replacement project involving Central Juvenile Hall and Eastlake Juvenile Courthouse.

## Proposed Study

The proposed Eastlake Site Feasibility Study will assess the current conditions of the infrastructure and facilities at Central Juvenile Hall and Eastlake Juvenile Courthouse, gather program data on the current and future operational needs of Central Juvenile Hall and Eastlake Juvenile Courthouse, consider population consolidation with other existing Los Angeles County juvenile halls for efficiency, and develop opportunities for shared areas, and incorporate the findings of the first two phases into a campus plan that will maximize on the most efficient use of the site and the seamless delivery of services to juveniles housed in Central Juvenile Hall.

The completed Eastlake Site Feasibility Study will include construction cost estimates for the proposed campus plan, a phasing plan maintaining full operations during recommended construction, and a recommendation on the location of the proposed replacement site for the Eastlake Juvenile Courthouse. This information will enable the County and the JCC to negotiate a land agreement to allow the JCC to make an offer to purchase County property for the new Eastlake Juvenile Courthouse.

We plan to return to the Board with recommendations for approval of the feasibility study; including a financing plan; approval of any land agreement with the JCC; and preparation of any required California Environmental Quality Act documentation.

## Sustainable Design Program

In support of your Board's Sustainable Design Program, the proposed Project will incorporate necessary sustainable design features to attain the U.S. Green Building Council's Leadership in Energy and Environmental Design's Silver certification at a minimum.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Services Delivery (Goal 3), by maximizing the effectiveness of process, structure, and operations timely delivery of customer-oriented and efficient public services.

### **FISCAL IMPACT/FINANCING**

The \$1,438,000 total cost estimate for the proposed feasibility study includes consultant and County services.

There is sufficient funding for this architectural engineering service budgeted within the Fiscal Year 2015-16 Project and Facility Development Budget for approval of the Eastlake Site Study.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

An existing Board-approved as-needed architectural engineering contract with the consultant, Johnson Fain, will be used to provide the feasibility study.

### **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are exempt from CEQA pursuant to Section 15262 of the State CEQA Guidelines relating to planning and feasibility studies for possible future actions which the Board has not adopted, approved or funded, and also pursuant to Section 15306 relating to information gathering including basic data collection and resource evaluation activities which do not result in a serious disturbance to an environmental resource.

### **CONTRACTING PROCESS**

The Department of Public Works will utilize a Board-approved as-needed architectural engineering contract with Johnson Fain to provide the Eastlake Site Feasibility Study. The use of an already established as-needed contract will reduce the time required to acquire a stand-alone contract.

The contract contains terms and conditions supporting the Board's ordinances and policies, including, but not limited to: Child Support Compliance Program; Contractor Responsibility and Debarment; Defaulted Property Tax Reduction Program; County's Greater Avenues for Independence and General Relief Opportunities (GAIN/GROW); Reporting of Improper Solicitations; Contract Language to Assist in Placement of Displaced County Workers; and Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Programs Division and one to the Department of Public Works, Project Management Division II.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

GF:JFK:ec

c: Chief Executive Office (Capital Programs  
Division)  
County Counsel  
Executive Office  
Probation Department